

SUBLEASE SPACE AVAILABLE

7,211 SF Space

6500 Technology Center Drive
Suite 200
Indianapolis, IN 46278

EXPIRES 4/30/2029

CARMEN THE
TENANT
ADVISOR

Nick Carmen
317-727-6121
ncarmen@carmenrealestate.com

Martha Smith
317-506-4332
msmith@carmenrealestate.com

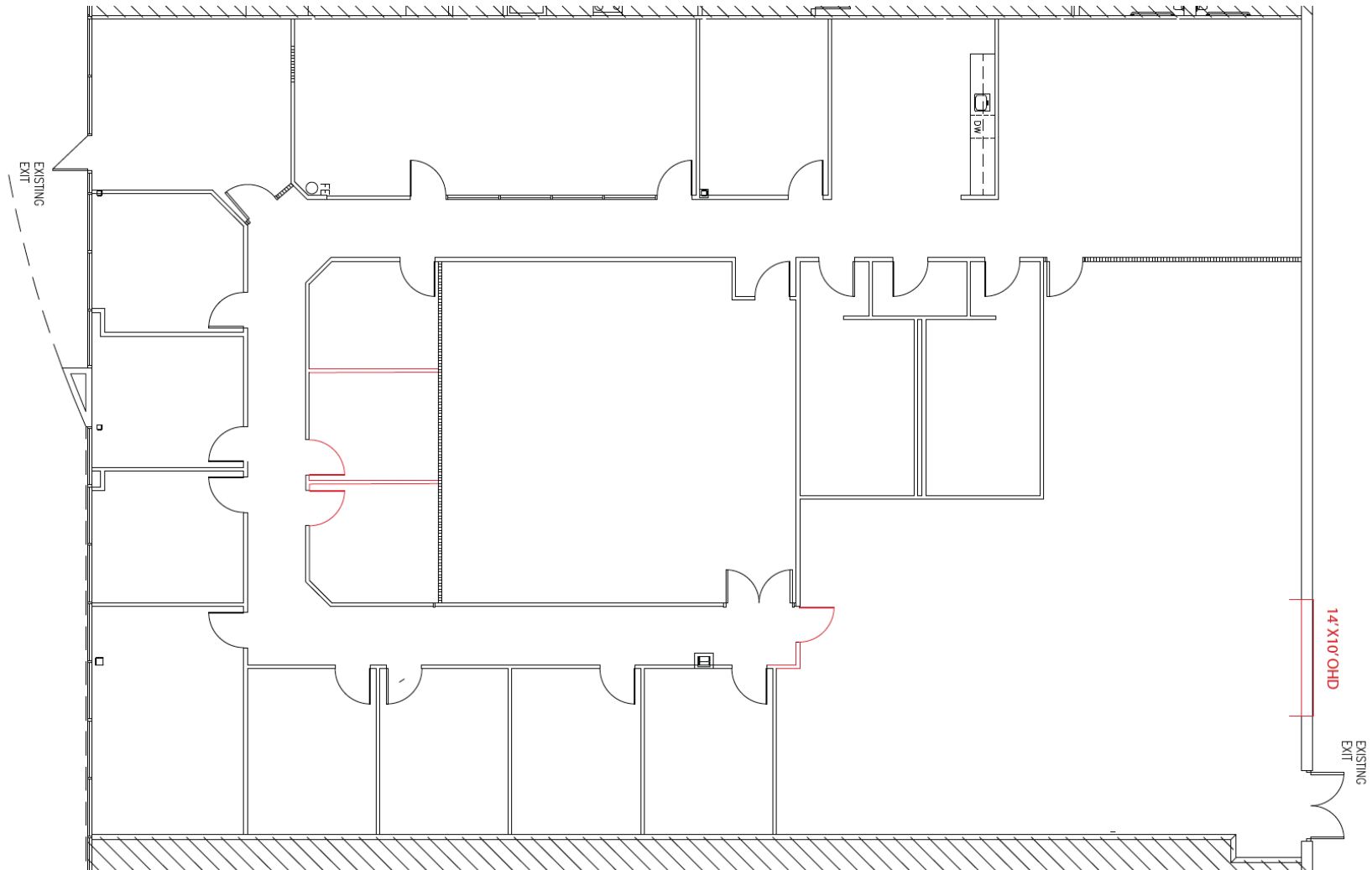
Building & Space Information

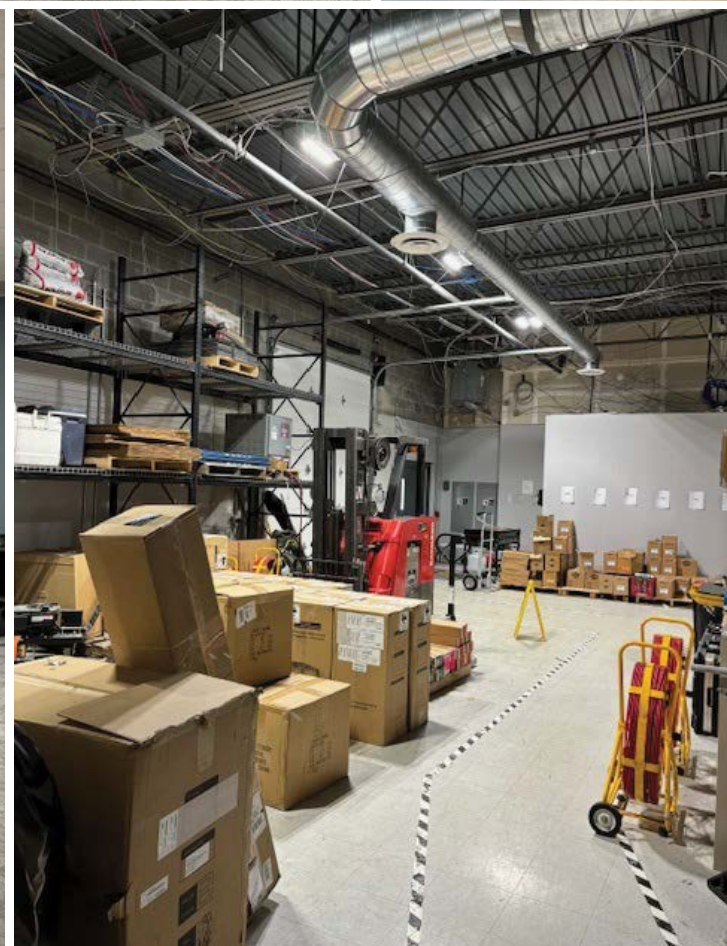


SUBLEASE FEATURES

- ✓ 7,211 SF (appx 5,000 office/2,000 warehouse)
- ✓ 4/30/2029 lease expiration
- ✓ Great signage exposure to I-465
- ✓ 1 12' drive-in

Floor Plan





Aerial



Zionsville, IN



Zionsville, Indiana, is a charming and affluent suburb located just northwest of Indianapolis, known for its picturesque streets, strong sense of community, and high quality of life. Zionsville combines historic charm with modern luxury, making it an appealing destination for both families and businesses.

Economically, Zionsville boasts a prosperous community with a high median income and a robust job market, driven by strong performances in sectors like professional services, health care, and education. The town maintains a quaint, village-like downtown area, known as Zionsville Village, that features brick streets lined with small boutiques, restaurants, and art galleries, enhancing its local economy and attracting visitors and residents alike.

Zionsville is also celebrated for its excellent educational system, consistently ranked among the best in Indiana. This commitment to high-quality education attracts families looking for a top-tier schooling experience for their children, which in turn supports a highly educated workforce in the region.

The town is well-known for its lush green spaces, including numerous parks and nature reserves, which provide recreational opportunities for hiking, biking, and leisure activities. This commitment to preserving green spaces contributes to Zionsville's reputation as a desirable place to live.

Moreover, Zionsville places a high emphasis on safety and community involvement, often cited as one of Indiana's safest towns. This safe, nurturing environment, combined with its economic stability and community-oriented lifestyle, makes Zionsville an excellent choice for businesses seeking a prosperous, engaging, and supportive setting.

Demographics



2023 Summary		1 Mile	3 Miles	5 Miles
Population	Carmel	1,900	29,741	119,622
Households		720	12,427	47,584
Families		389	7,942	30,783
Average Household Size		2.36	2.36	2.49
Owner Occupied Housing Units		442	8,776	30,115
Renter Occupied Housing Units		278	3,651	17,469
Median Age		51.8	42.1	37.3
Median Household Income		\$126,005	\$106,264	\$87,843
Average Household Income		\$179,348	\$156,451	\$136,578

2028 Summary		1 Mile	3 Miles	5 Miles
Population		1,994	30,772	122,515
Households		765	12,956	48,839
Families		412	8,293	31,761
Average Household Size		2.34	2.35	2.48
Owner Occupied Housing Units		496	9,285	31,507
Renter Occupied Housing Units		269	3,671	17,332
Median Age		53.8	43.6	38.2
Median Household Income		\$138,620	\$119,344	\$100,299
Average Household Income		\$196,291	\$173,371	\$154,085

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Martha Smith
317-506-4332
msmith@carmenrealestate.com

8801 River Crossing Blvd
Suite 140
Indianapolis, IN 46240
317.848.0900

letstalk@carmenrealestate.com
www.carmenrealestate.com

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